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THE TELANGANA GAZETTE

PART–I EXTRAORDINARY
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NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE INSTEAD OF FOREST USE IN KONGARAKALAN (V), IBRAHIMPATNAM (M), RANGA REDDY DISTRICT – CONFIRMATION.

[G.O.Ms.No.61, Metropolitan Area & Urban Development (Plg.I(1)), 20th February, 2026.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.249/2 to 249/17 of Kongarakalan Village, Ibrahimpatnam Mandal, Ranga Reddy District to an extent of Ac.70-24 Gts., which is shown as Forest use in the notified Master Plan (MDP) 2031 approved vide G.O.Ms.No.33, MA dt: 24.01.2013, is now designated as Residential use as per the report of the District Collector, Ranga Reddy District letter dt.25.09.2020 that the above site is Private / Patta Land, **subject to the following conditions**:

1. The applicant shall handover the Master Plan road affected area to the local body through registered gift deed at free of cost.
2. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt.07.04 .2012 and its subsequent amendments.

3. The applicant shall obtain prior permission from GHMC/HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
6. CLU shall not be uses as proof of any title of the land.
7. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
8. The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : HMDA approved layout vide L.P. No. 20/LO/Plg/HMDA/16.
South : Village boundary of Yelimenedu (V) and Forest Land.
East : B.T. Road.
West : Forest boundary and Neighbours land and also Madhireddy Kunta Cheruvu.

VARIATION TO THE DELETION OF PROPOSED 36mts. WIDE MASTER PLAN ROAD PASSING THROUGH THE BONGULUR (V), IBRAHIMPATNAM (M), RANGA REDDY DISTRICT, AND SAME IS RE-ALIGNED THROUGH THE EXISTING ROAD PASSING THROUGH THE BONGULUR (V) AND THE SAME IS PROPOSED AS 36mts. ROAD AT BONGULUR (V), IBRAHIMPATNAM (M), RANGAREDDY DISTRICT – CONFIRMATION.

[G.O.Ms.No.64, Metropolitan Area & Urban Development (Plg.I(1)), 21st February, 2026.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the road network envisaged in the notified Metropolitan Development Plan (MDP), approved by the Government vide G.O.Ms.No.33, MA&UD dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The proposed 36mts wide Master Plan Road passing through the Sy. Nos.40,41,57,56,54,51&52 i.e., stretch 'A to B & B to D' at Bongulur (V) Ibrahimpatnam(M), Ranga Reddy (D) as per the notified MDP-2031 approved by the Government Vide G.O.Ms.No.33 MA&UD dt:24.01.2013, is now deleted and Re-aligned through the existing road passing through the survey numbers 41, 34, 42, 43, 45, 46, 50, 51 & 52 i.e., stretch 'A to C to D' of Bongulur (V) and the same is proposed as 36mts road at Bongulur (V), Ibrahimpatnam(M), Rangareddy (D) **Subject to the following Conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of proposal.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012
3. The applicant shall obtain prior permission from HMDA/GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. Road alignment/Deletion shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall handover the road affected area of re-aligned road at free of cost & the applicant shall pay proportionate conversion charges to the extent of applicant site at the time of building permission.

VARIATION TO THE CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING ZONE TO COMMERCIAL ZONE OF KUKATPALLY (V&M), MEDCHAL-MALKAJGIRI – CONFIRMATION.

[G.O.Ms.No.65, Metropolitan Area & Urban Development (Plg.I(1)), 21st February, 2026.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile HUDA Area Kukatpally zone segment Master Plan Approved by the Government issued vide G.O.Ms.No.288 MA & UD, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No.2, old H.No.6-56/611 & new H.No.11-6-56/6/1/NR in Sy.No's: 716/3, 719, 720, 721/2 & 722/2 of Kukatpally (V & M), Medchal-Malkajgiri (D) to an extent of 6077.48 Sq.mts., which is presently earmarked for Manufacturing use zone in notified Erstwhile HUDA Area Master Plan in Kukatpally zone segment approved by the Government vide G.O. Ms. No. 288, MA, dt: 03.04.2008 is now designated as Commercial zone., **subject to the following conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc. and they responsible for any damage claiming by any one on account of change of land use proposed.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
7. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall handover the road widening area and buffer area to local authority before approaching for any developmental permission.
9. The Change of land use proposal is agreed, subject to excluding the area's covered under Nala and its buffer.
10. Commercial uses will be considered only as Category "C" on the site u/r subject to payment of impact fee of 3 times the rate given in G.O. Ms. No. 766, dt 16.10.2007 in Category C.
11. The applicant shall comply the conditions laid down by the Revenue & Irrigation Departments.

SCHEDULE OF BOUNDARIES

East	:	Industrial sheds in Sy.Nos. 716, 721, 722
West	:	passage in Sy.Nos. 716, 720, 722
North	:	BT road.
South	:	16 mts wide Nala and its buffer.

DRAFT VARIATION TO THE CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE TO RESIDENTIAL USE IN MALKAPUR (V), CHOUTUPPAL (M), YADADRI-BHUVANAGIRI DISTRICT – CONFIRMATION.

[G.O.Ms.No.66, Metropolitan Area & Urban Development (Plg.I(1)), 21st February, 2026.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Erstwhile Metropolitan Development Plan MDP-2031 approved by the Government issued vide G.O.Ms.No.33 MA dt:24.01.2013, as required by sub-section (1) of the said section.

DRAFT VARIATION

The site in Sy.No. 650 of Malkapur (V), Choutuppal (M), Yadadri Bhuvanagiri District to an extent of 69587.04 sq.mts., (excluding the FTL & buffer area of the Nala) which is presently earmarked for Agricultural / Conservation or Green belt use and partly affected by NALA and buffer use zone, as per the notified Metropolitan Development Plan-2031 approved by the Government vide G.O.Ms.No.33 MA&UD dt.24.01.2013, is now proposed to be designated as Residential use zone., **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost. (f) the owners / applicants shall develop the roads free of cost as may be required by the local authority.
3. The title and ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission. and it must be ensured that the best financial interests of the Government are preserved.
4. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
5. After demolition of the existing building, clearances if any required from Urban Land authorities should be obtained before approaching the Municipal authorities for obtaining permission.
6. The above change of land use is subject to the conditions that may be applicable under Urban Land ceiling and A.P. Agriculture ceiling Act.
7. The owners/applicants are solely responsible for any mis-representation with regard to ownership/title, land ceiling clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
10. The owner/applicant before under taking developmental activity in the site under reference should ensure that the existing buildings are demolished.
11. The applicant has to fulfil any other conditions as may be imposed by the competent Authority.
12. The applicant shall comply conditions laid down by the irrigation Department

SCHEDULE OF BOUNDARIES

East : Sy.No.649 of Malkapur (V)
West : Sy.No.651 & 653 in (NALA & buffer) of Malkapur (V)
North : Sy.No. 660 of Malkapur (V), HMDA Approved Draft Layout.
South : Sy.No.647/1 of Malkapur (V)

VARIATION TO THE CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE OF OPEN LAND OF NANAKRAMGUDA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT – CONFIRMATION.

[G.O.Ms.No.67, Metropolitan Area & Urban Development (Plg.I(1)), 21st February, 2026.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in Cyberabad Development Area Master plan Approved by the Government issued vide G.O.Ms.No.538 MA & UD, dt:29.10.2001, as required by sub-section (1) of the said section.

VARIATION

The site in Open land of Sy No's: 89(Part), 89/4/2, 89/6/2 of Nanakramguda (V), Serilingamapally (M), Ranga Reddy (D) to an extent of 7779.54 Sq.mtrs., which is presently earmarked for Residential use zone, as per the Cyberabad Development Area Master Plan Approved by the Government issued vide G.O.Ms.No.538 MA & UD, dt:29.10.2001, is now designated as Commercial use., **subject to the following conditions:**

1. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 Dt:04. 07.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference and road proposals also.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall demolish the existing building falling in the set backs if any as per G.O.Ms.No.168, dated:07.04.2012.
9. Commercial use will be considered in the site under reference subject to payment of 3 times of impact fee. If applicable as per G.O.766 MA&UD, dated:18.10.2007.

SCHEDULE OF BOUNDARIES

East	:	Road and Sy.No.89P of Nanakramguda village
West	:	Sy.No.90 of Nanakramguda village .
North	:	Sy.No.75 of Nanakramguda village
South	:	Sy.No.92 & 89P of Nanakramguda village.

JAYESH RANJAN,
Special Chief Secretary to Government.

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